



OFFERING MEMORANDUM

FOR LEASE

1501 12TH ST NW, ALBUQUERQUE, NM 87104

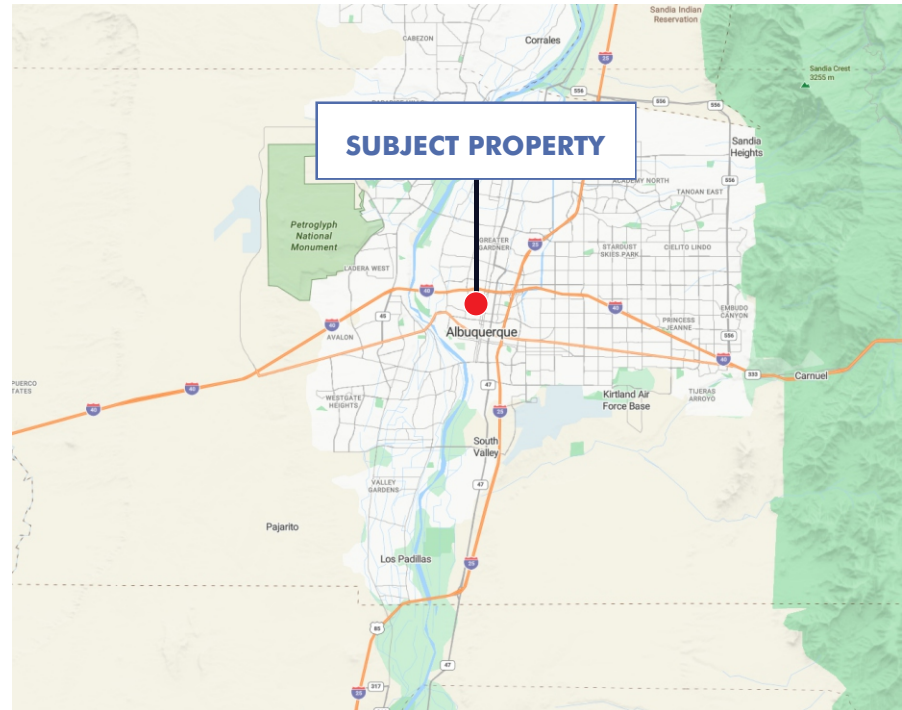
• 17,500 SF of Warehouse Space

exp[®]
REALTY

PROPERTY OVERVIEW

FEATURES

PROPERTY:	FOR LEASE
Address:	1501 12th St NW, Albuquerque, NM 87104
Size:	17,694 SF
Property Type	Warehouse
Type	Class C
Zoning	NR-BP
Land	1.15 acres
Power	3 phase



PROPERTY HIGHLIGHTS

- 4 roll up doors 1 - 13x10, 2 - 8x7 and 1- 8x8
- Ample shared surface parking (overflow parking available)
- Versatile industrial space with close proximity to I-40, ideal for distribution, manufacturing or storage.
- This property offers ample on-site parking plus overflow options, making logistics and accessibility a breeze.
- There is 17,694 SF of warehouse space available for lease immediately.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Andrea Hankins

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Alexis Pinter

505-261-4969

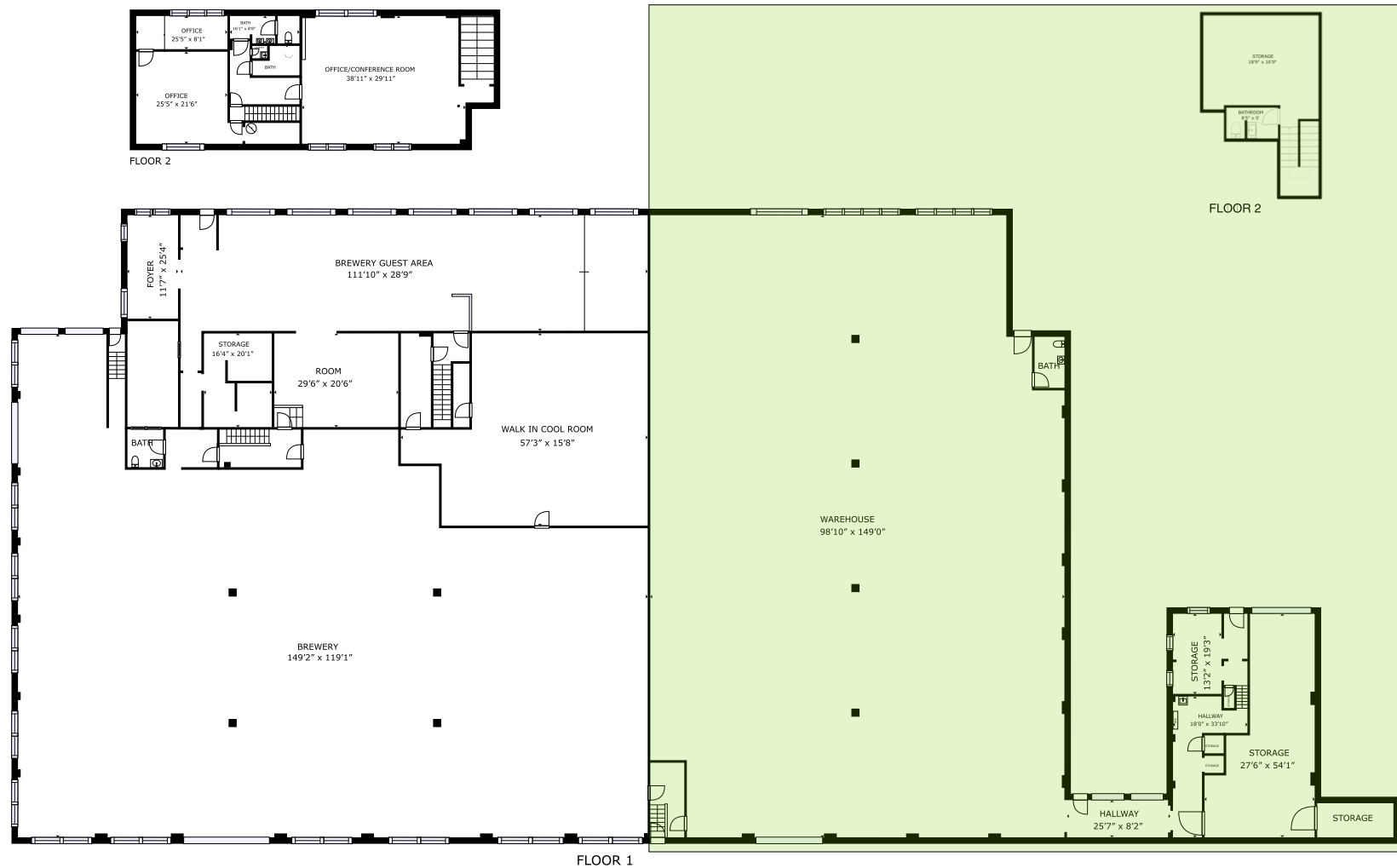
alexis.pinter@exprealty.com



FLOOR PLAN

FOR LEASE

1501 12TH ST NW, ALBUQUERQUE, NM 87104



1501 12th Street NW, Albuquerque, NM, 87104

FLOOR 1: 41,815 sq.ft

FLOOR 2: 3,405 sq.ft

TOTAL: 45,220 sq.ft

AVAILABLE FOR RENT:
17,694 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

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PROPERTY PICTURES

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SURVEY LEGAL DESCRIPTION:

A tract of land situated in the City of Albuquerque, Bernalillo County, New Mexico, being and comprising Tract 341-A-2-A-1-A-1-A-2-B, as the same is shown and designated on the Middle Rio Grande Conservancy District Property Map No. 35, and being more particularly described as follows:

Beginning in the Southwest corner, a point on the Eastern line of a public street known as Twelfth Street, NW, whence the Northeast corner of Tract 10, Township 10 North, Range 3 East, N.M.P.M., as shown on Bernalillo County Survey Sheet No. 24, bears N. 53° 23' 00" E. 294.89 feet distant, and as shown on plat of Santa Fe Land Improvement Co., bears N. 52° 37' 20" E. 336.25 feet distant, running from said beginning point N. 13° 37' 00" E. 160.88 feet along said Eastern line of Twelfth Street NW, to the Northeast corner of the tract herein set forth, thence S. 76° 23' 00" E. 203.76 feet to the intersection of said line with the quarter of the A.T. & S.F. Railway Company's Spur Tract No. 47, thence S. 38° 14' 40" W. 128.03 feet along said quarter to a point of curve, thence southerly and to the left, following a 19° curve through a central angle of 02° 35' 40", a distance of 17.35 feet measured along the arc, to the Southwest corner, thence N. 76° 23' W. 130.59 feet to the place of beginning.

AND

Tract lettered "A" of the LANDS OF MODERN, INC., being a Replot of Tract 341-A-2-A-1-A-1-A-2-B, and 341-A-2-C-2, UNCCD Map No. 35, together with 10 feet of excess Right-of-Way of Aspen Avenue, NW, being adjacent to Tract 341-A-2-A-1-A-1-A-2-B, UNCCD Map No. 35, in the City of Albuquerque, New Mexico, as the same is shown and designated on said Replot, filed and recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1978, in Plat Book C12, Folio 184.

SURVEYOR'S CERTIFICATION:

TO:

(BUYER), 1501 12th St., LLC, a New Mexico limited liability company (LENDER), EN National Bank (TITLE COMPANY), Fidelity National Title Company (UNDERWRITER), Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 6, 7(c), 7(d), 7(e), 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ASCM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



Thomas D. Johnson, N.M.S. 14269
MARCH 31, 2020

WAYJOHN SURVEYING, INC.

NOTES CORRESPONDING TO SCHEDULE B:

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITTEE NO. SP000076565 EFFECTIVE DATE: MARCH 6, 2020 AT 8:00 A.M.

1. Easements, whether municipally owned, or privately owned, reserved by the City of Albuquerque, which may be necessary for public use and benefit at the present time or in the future as set forth in recording ordinance V-77-12, filed February 16, 1978 in Book Misc. 588, page 142 as Document No. 78-11233, records of Bernalillo County, New Mexico. Item affects the north 10 feet of subject property. Item is plotted hereon.
2. Encroachment Agreement filed for record January 19, 1987 in Book Misc. 443A, page 29 as Document No. 87-5692, records of Bernalillo County, New Mexico. Item does not affect subject property. Item is plotted hereon. Purported encroachment of chain link fence is north of subject property.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY 12TH STREET, NW, AND ASPEN AVENUE, NW, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
2. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
3. THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
4. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

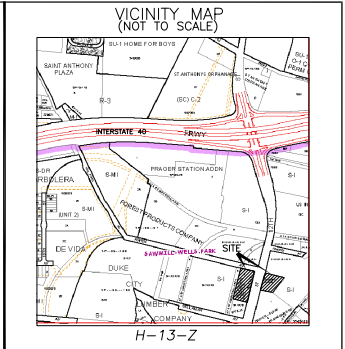
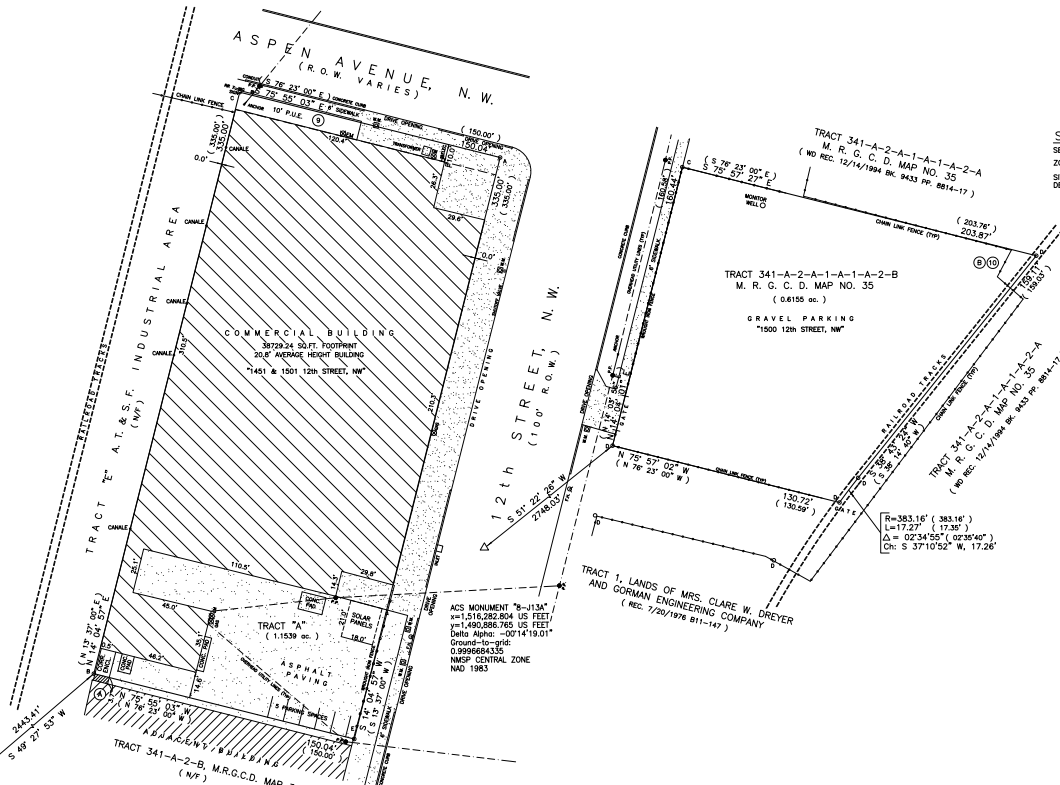
FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0331H; EFFECTIVE DATE: AUGUST 16, 2012.

STATEMENT OF ENCROACHMENTS:

1. CORRUGATED DOCK ENCLOSURE ENCROACHES INTO TRACT 341-A-2-B, M.R.G.C.D. MAP 35 BY 3.7' AS SHOWN.
2. CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERTY AS SHOWN. SEE ITEM 10 FOR ENCROACHMENT AGREEMENT.

ACS MONUMENT "B-113A"
x=1516.262,264 US FEET
y=1490.886,765 US FEET
MAPING ANGLE: -0014°19.01"
Ground-to-grd:
0.999968435
NAD 1983



SITE RESTRICTIONS:

SETBACKS (MINIMUM/MAXIMUM):
ZONE: NR-BP NON RESIDENTIAL - BUSINESS PARK

SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

LEGEND:

- W.M. WATER METER
- L.P. LIGHT POLE
- G.M. GAS METER
- E.M. ELECTRIC METER
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- S.S. SANITARY SEWER MANHOLE
- T.S. TELEPHONE RISER
- O.H.U. OVERHEAD UTILITY POLE
- S.C. SINKER CLEANOUT
- M.W. MONITOR WELL
- C.L.F. CHAIN LINK FENCE
- B.W. BLOCK WALL
- W.I.F. WROUGHT IRON FENCE

AREA:

77,075.10 sq. ft.

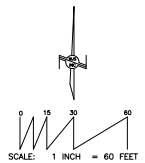
1.7684 Acres

PARKING:

5 STANDARD SPACES

0 HANDICAPPED SPACES

5 TOTAL SPACES



- FOUND/SET MONUMENT LEGEND:
- A. FOUND CHISEL "X" IN CONCRETE
 - B. FOUND 1/2" STEEL PIPE
 - C. FOUND #4 REBAR AND "WAYJOHN PS 14269"
 - D. FOUND #5 REBAR - NO CAP
 - E. SET PK NAIL AND DISK "PS 14269"



1609 2nd Street, N.W., Albuquerque, NM 87102
Phones (505) 255-5052 Fax (505) 255-2887

Date of Survey: 3/30/2020 Draftsman: J.T.K.
Date of Last Revision: N/A Job No.: ALTA-3-03-2020

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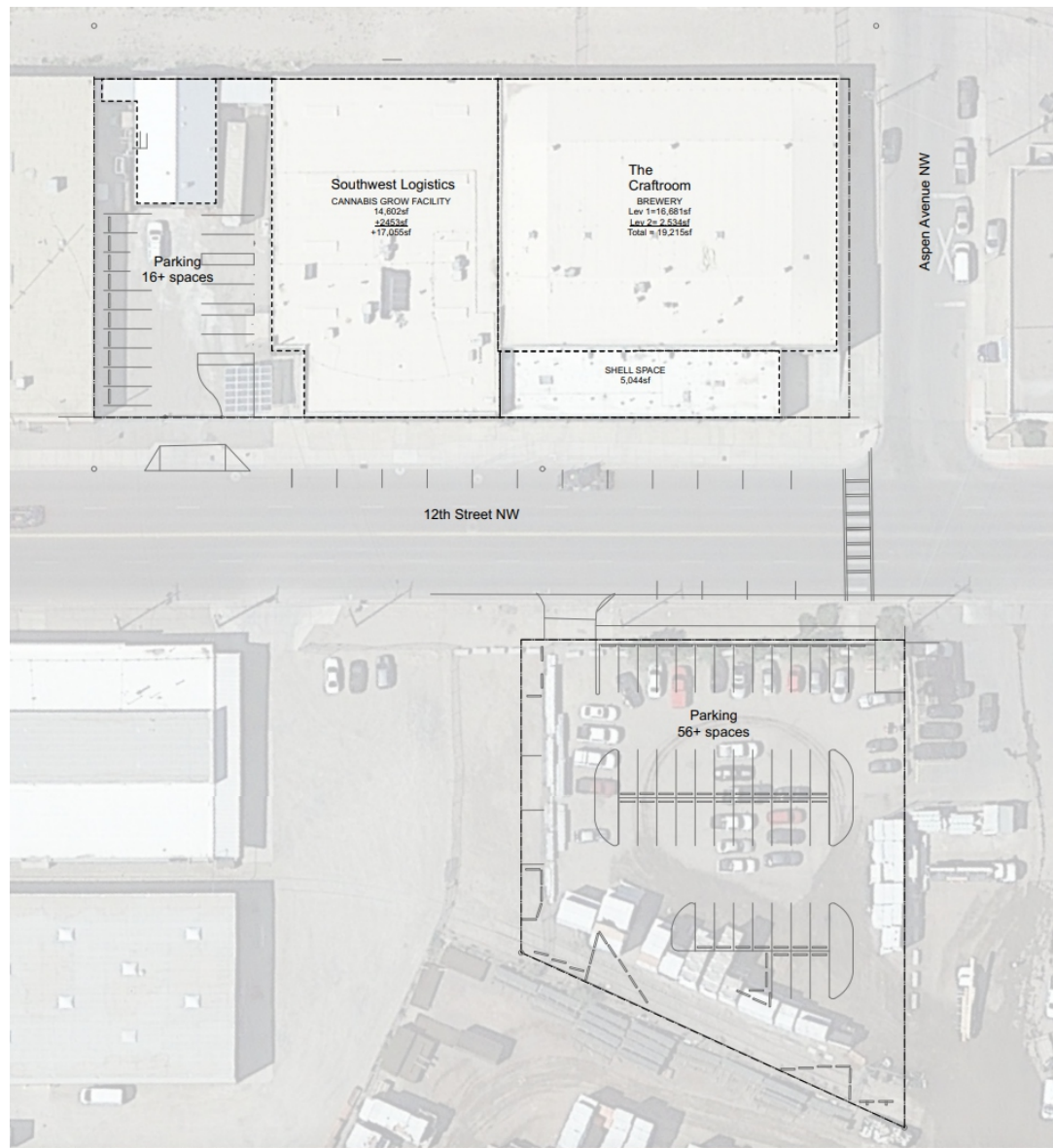
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AREA MAP

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PRESENTED BY



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Office Phone: **505-554-3873**

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Suite 650 ABQ, NM 87109



LISTING BROKERS



Andrea Hankins

Andrea Hankins, a native of New Mexico, has dedicated over 14 years to advocating for small businesses and implementing expansive sales and networking strategies. Her forte lies in forging strong partnerships, a skill honed through a sophisticated communication framework.

She holds a BA in Mass Communication and Journalism (Public Relations) from the University of New Mexico, where she developed her unique ability to foster environments of engagement and loyalty.

Beyond her professional pursuits, Andrea is deeply committed to giving back to her community. She serves as an active board member for PINK "ME," a breast cancer nonprofit, and the Carrie Tingley Hospital Foundation.

Outside of work and philanthropy, Andrea finds joy in cooking, attending live music events, and cherishing moments with her husband and their three children.

Alexis Pinter

Alexis Pinter, a UNM Alumni, has channeled her family's entrepreneurial legacy into a thriving real estate career since 2013. Known for her dedicated client service, she brings a wealth of experience and a deep connection to the Albuquerque community, particularly the South Valley. Delving into commercial real estate, Alexis is driven by her passion for supporting small businesses. Recognizing the need for specialized assistance among Spanish-speaking entrepreneurs, she has become a trusted resource in guiding and advocating for their needs.

Fluent in Spanish, Alexis ensures inclusive service for all clients. Beyond being a real estate broker holding an associate and qualifying broker license, she actively mentors new brokers and serves as the co-state leader for New Mexico's EXP Young Professionals.

Outside of her professional endeavors, Alexis and her husband enjoy doing life together with their two pups, who are their world. Together, they have embarked on growing their real estate portfolio, aligning with their shared love for travel and plans for the future, envisioning a retirement surrounded by real estate investments and both their personal businesses they have jointly funded.



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